

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for July 23, 2003 PLANNING COMMISSION MEETING

P.A.S.: Final Plat #03014 - Hannon Addition

PROPOSAL: A final plat consisting of two lots for residential development.

LOCATION: Northeast of the intersection of South 66th Street and Pine Lake Road

LAND AREA: Approximately 3.56 acres.

CONCLUSION: Access to Pine Lake Road was relinquished with the original preliminary plat and subsequent final plats. There has been no change in the status of Pine Lake Road to warrant the approval of the driveway access being proposed with this plat.

RECOMMENDATION:	Denial
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GENERAL INFORMATION:

LEGAL DESCRIPTION: A part of Lot 1, Block 1, Country Place 7th Addition, more particularly described on the attached sheet.

EXISTING ZONING: AGR Agricultural Residential

EXISTING LAND USE: Residential

SURROUNDING LAND USE AND ZONING:

North:	Single-family Residential	AGR
South:	Single-family Residential	AGR
East:	Single-family Residential	AGR
West:	Single-family Residential	AGR

HISTORY: AFP#02071 - Hannan Addition. Submitted October 3, 2002, an administrative final plat essentially the same as this request, however the Planning Director could not approve it with Lot 2 having direct access to Pine Lake Road since the previous plat relinquished access to Pine Lake Road.

FP#88210 - Country Place 7th Addition was approved April 7, 1988.

FP#86502 - Country Place Addition was approved October 21, 1986.

PP#86502 - Country Place preliminary plat was approved July 20, 1982.

ASSOCIATED APPLICATIONS: CZ#3385 - A change of zone from AGR to R-1 for Hannon Addition. The Planning Commission recommended approval at the February 19, 2003 public hearing. The application has been pending before being forwarded to City Council to allow it to accompany this final plat request.

W#03000 - A waiver to street trees and a sidewalk along Pine Lake Road. The Planning Commission recommended approval at the February 19, 2003 public hearing. The application has been pending before being forwarded to City Council to allow it to accompany this request.

ANALYSIS:

1. During the review of AFP#02071 staff noted that access to Pine Lake Road had been relinquished with the preliminary plat and subsequent final plats.
2. Direct access to Pine Lake Road was relinquished as a condition of approval of the preliminary plat at the request of City staff. As with all arterial streets, staff's goal, then and now, was to limit the number of access points onto Pine Lake Road to preserve its primary role of moving vehicle traffic.
3. Because AFP#02071 showed driveway access to Pine Lake Road for Lot 2, it could not be approved administratively. The Law Department determined that because access to Pine Lake Road was relinquished with the preliminary plat, and because preliminary plats are accepted by City Council, that access to Lot 2 can only be granted by City Council.
4. Staff has met the applicant's representatives in attempts to devise alternate solutions. Suggestions from staff have included reconfiguring the lot layout to provide Lot 2 with frontage to South 66th Street, or seek to gain joint access with the church adjacent to the east for use of the existing driveway. These alternatives have proven to be either not feasible or not acceptable to the applicant. The difficulty in finding an acceptable solution to re-subdividing this lot demonstrates the need for effective "build-through" requirements when acreage lots are platted in the City's future growth area.
5. In their April 28, 2003 review, Public Works comments that access to Pine Lake Road from Lot 2 is not recommended, especially considering that further subdivision could occur given the size of the lots involved. The concern is that further subdivision may mean additional requests for drives onto Pine Lake Road.

6. If W#03000 is approved, all required improvements are accounted for. The required improvements are either in place, or in the case of the extension of a water main, the funds to make the improvement have been deposited with the City.
7. There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent.
8. If approved, a subdivision agreement is required and will be submitted to the owners for their signature.

Prepared by:

Brian Will
Planner
July 8, 2003

APPLICANT/

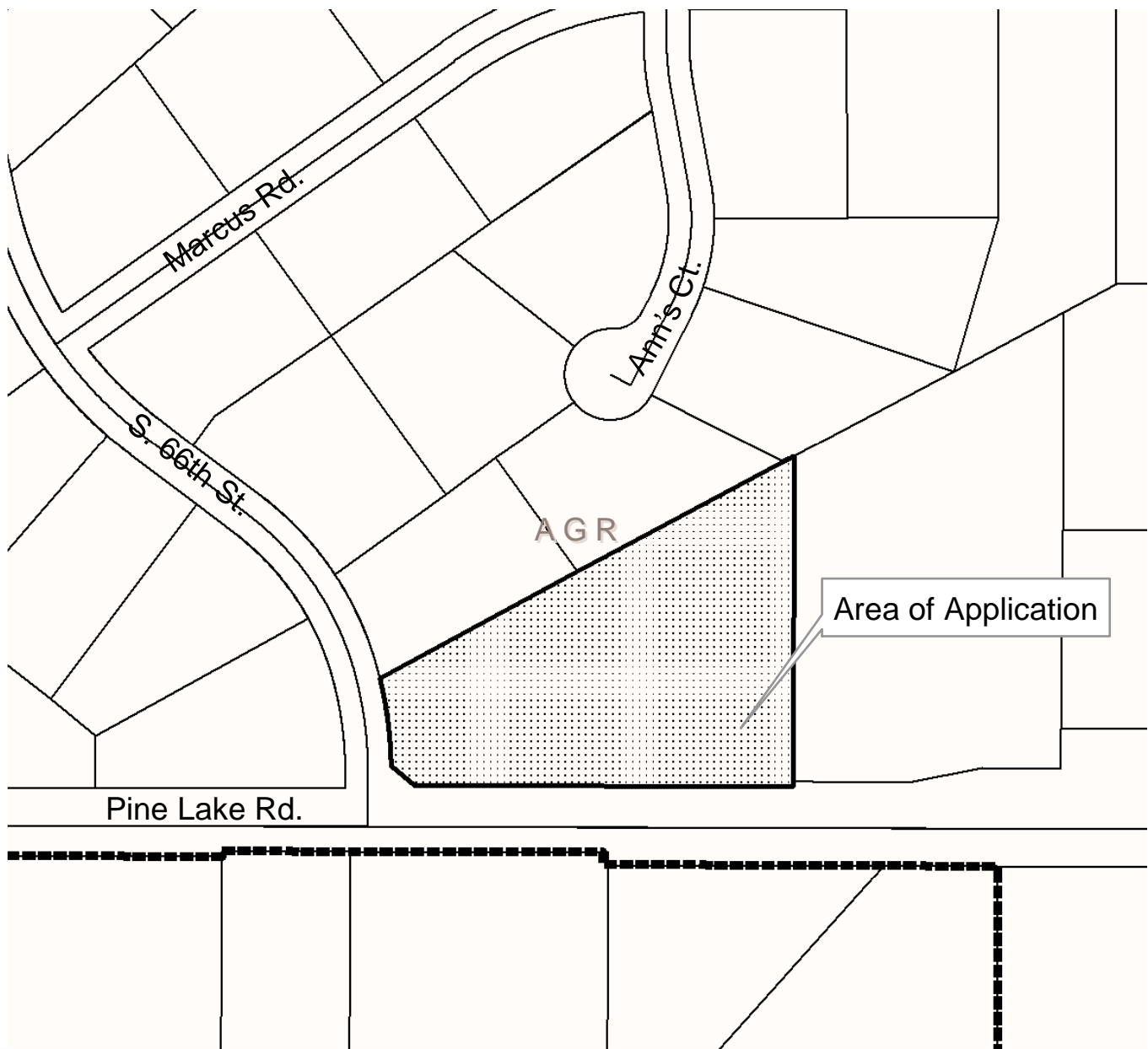
OWNER: Vic and Kathleen Hannon
6900 South 66th Street
Lincoln, NE 68516

CONTACT: Brian Carstens
Brian Carstens and Associates
601 Old Cheney Road Suite C
Lincoln, NE 68512



Final Plat #03014
Hannan Addition
S. 66th & Pine Lake Rd.



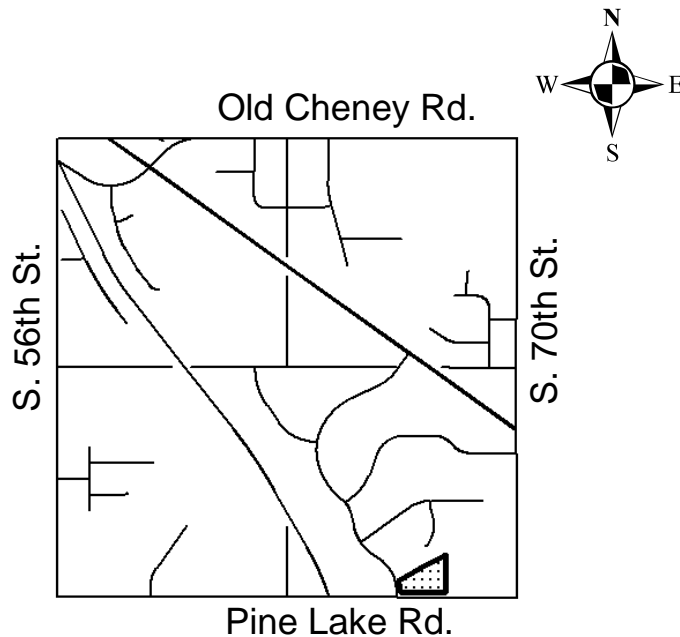
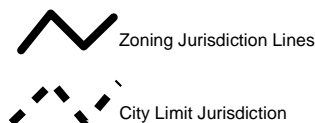


Final Plat #03014 **Hannan Addition** **S. 66th & Pine Lake Rd.**

Zoning:

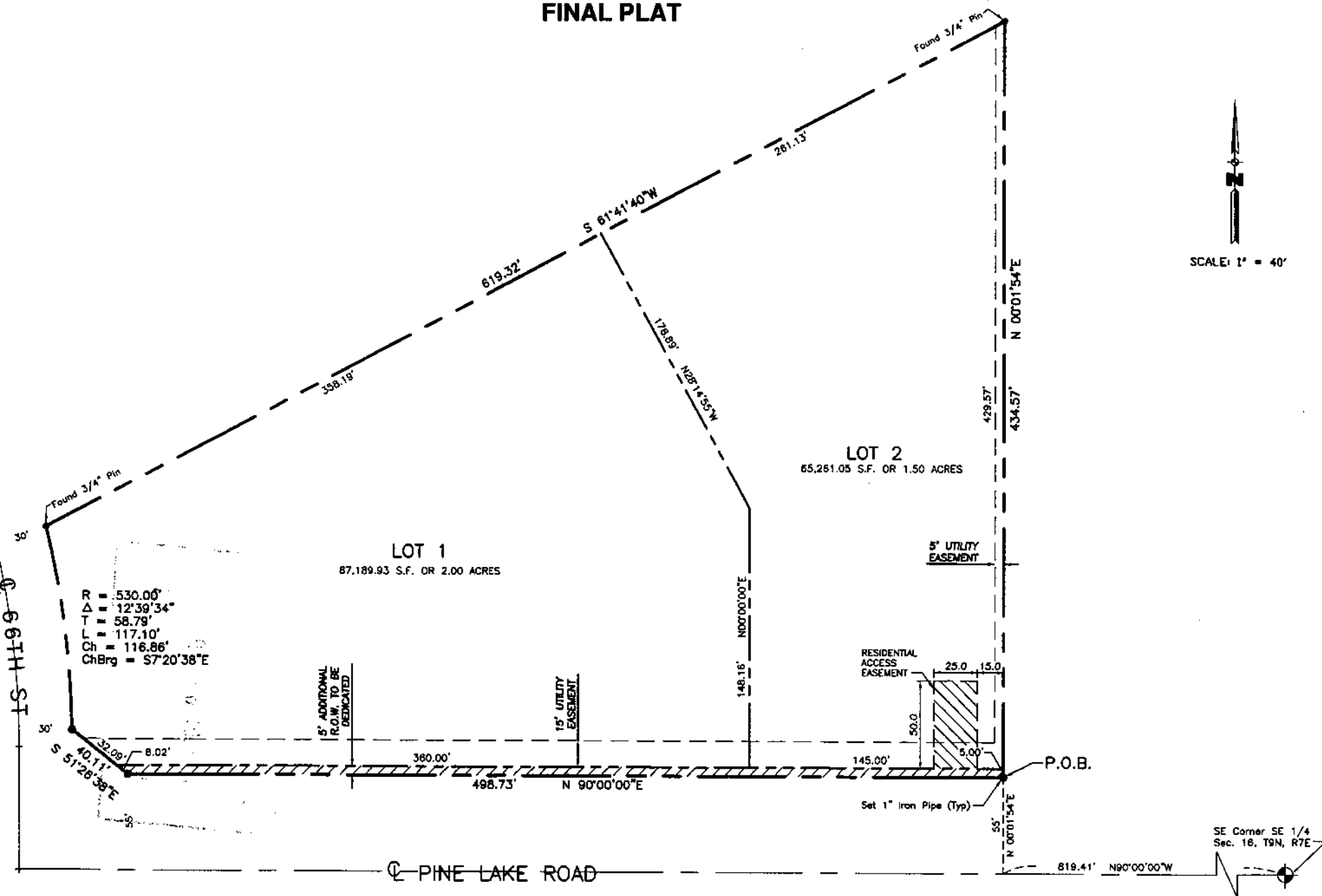
One Square Mile
 Sec. 16 T9N R7E

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District



HANNAN ADDITION

FINAL PLAT



SURVEYOR'S CERTIFICATE

I hereby certify that I have accurately surveyed and staked out the foregoing plat of "HANNAN ADDTION", a subdivision of a part of Lot 1, Block 1, Country Place 7th Addition located in the Southeast Quarter of Section 16, Township 9 North, Range 7 East of the 6th P.M., Lincoln, Lancaster County, Nebraska and more particularly described as follows:

Referring to the Southeast corner of the Southeast Quarter of said Section 16; THENCE in a Westerly direction, along the South line of the Southeast Quarter of said Section 16, on an assumed bearing of North 90 degrees 00 minutes 00 seconds West for a distance of 819.41 feet

THENCE North 00 degrees 01 minutes 54 seconds East for a distance of 55.00 feet to the Point of Beginning

THENCE continuing on said bearing of North 00 degrees 01 minutes 54 seconds East for a distance of 434.57 feet to the Northeast corner of said Lot 1, Block 1, Country Place 7th Addition

THENCE South 61 degrees 41 minutes 40 seconds West for a distance of 619.32 feet to the Northwest corner of said Lot 1, Block 1, Country Place 7th Addition

THENCE along a curve to the right having a radius of 530.00 feet and an arc length of 117.10 feet, being subtended by a chord of South 07 degrees 20 minutes 38 seconds East for a distance of 116.86 feet

THENCE South 51 degrees 26 minutes 38 seconds East for a distance of 40.11 feet to a point 55.0 feet North of the South line of the Southeast Quarter of said Section 16

THENCE North 90 degrees 00 minutes 00 seconds East for a distance of 498.73 feet to the Point of Beginning

Together with and subject to covenants, easements, and restrictions of record. Said property contains 3.56 acres more or less.

Temporary markers have been placed at block corners within the subdivision and at points of tangency along the periphery of each block, and the subdivider will post a surety to ensure the placing of permanent markers at each lot and block corner and the subdivider agrees that the placing of permanent will be completed prior to the

DEDICATION

The foregoing plat known Certificate is made with undersigned, sole owners perpetuity to the City of Entertainment - Advance assigns, to allow entry for repair, operation and maintenance of pipes and equipment for television; wastewater collection thereto, over, upon or under

The construction or location under an easement shown

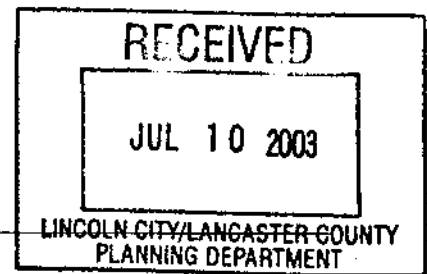
The construction or location shall be prohibited over, shown thereon.

The City of Lincoln, Nebraska the cost of replacement under any easement shown

Direct vehicular access to ~~residential access point~~

WITNESS OUR HANDS THIS

Memorandum



To: Brian Will, Planning Department
From: Charles W. Baker, Public Works and Utilities *Buff*
Subject: Hannan Addition Final Plat #03014
Date: July 9, 2003
cc: Randy Hoskins
Nicole Fleck-Tooze

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the final plat for Hannan Addition located at 66th and Pine Lake Road.

Public Works still objects to access onto Pine Lake Road as stated in previous reviews of subject property as relinquished in the original final plat of Country Place 7th Addition.


The 24" water main in Pine Lake Road can not be tapped to serve this proposed addition.

M e m o r a n d u m

RECEIVED

APR 29 2003

LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT

To: Brian Will, Planning Department
From:  Dennis Bartels, Public Works and Utilities
Subject: Hannan Addition
Date: April 28, 2003
cc: Randy Hoskins

Engineering Services has reviewed the final plat for Hannan Addition located east of 66th Street north of Pine Lake Road and has the following comments:

1. Access was relinquished to Pine Lake Road in the original platting of Lot 1, Block 1, Country Place 7th Addition. Public Works recommends that this control of access not be relinquished. The driveway to Lot 2 of this plat as referenced in the dedication statement is therefore unsatisfactory.

Access to Lot 2 should be created by a reconfiguration of the plat to provide frontage on South 66th Street. This would facilitate full access to Lot 2 for this plat and potential future subdivision after Pine lake is constructed as a median divided roadway.

2. This plat has existing sanitary sewer abutting the property.
3. Water needs to be constructed in Pine Lake to provide an abutting water main if the plat is not reconfigured per comment 1. This improvement plan provided is \$5,500.
4. 66th Street is not paved with curb and gutter or lighted per subdivision ordinance requirements.
5. The estimated cost of sidewalks in Pine Lake Road and 66th Street abutting this plat is \$8,300.
6. This plat should be subject to paying impact fees. If impact fees are not paid, a connection fee will be required to tap the 15" main in Pine Lake Road.

SE
16-9-7
6-2-5
Hannagan Addition
PROJECT NAME
03014
NUMBER

4-9-03
DATE

FINAL PLAT
(12 COPIES minimum)

LETTER
PLAT

Feb 3 4 2003

DISTRIBUTION



City Engineer's Office	X	X
Public Works - Survey Check - Barnie Blum	X	X
L.E.S. - Theobald (3)	X	3
L.E.S. - Hennessy	X	X
Airtel Communications - Al Schroeder 401 S. 21 st St.	X	X
Building & Safety / Fire Prevention - Bob Fiedler	X	X
Parks & Recreation - Nosal	X	X
Building & Safety (where existing buildings)	X	X
County Engineer (County plats only)		
Post Office - Larry Loseke	X	X
Duncan Ross - Antelope Valley Project		
Ray Hill	X	X
Don Lingo - Airport Authority		

Please review the attached plans and return your comments to me by 4-19-03
(10 days from submittal)

Please review this application relative to the minimum improvements which your department has responsibility, and please provide the surety amount for those improvements.

Brian Will

PROJECT PLANNER

If you have any questions, need additional information or cannot meet the deadline, please let me know.
Phone # 441-7491 FAX # 441-6377

APRIL 14, 2003 BLB - LOT 2 DOES NOT HAVE ACCESS TO A TAPABLE WATER MAIN
- ACCESS TO PINE LAKE WDS RELINQUISHED IN COUNTRY PLACE 7TH ADDITION.